

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5376

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF MAY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF VOTERS ROAD, WEST OF ALLEN ROAD, BEING 850 VOTERS ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 2.812 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT AT-1 (ANIMAL TRAINING/HOUSING DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT), (WARD 8, DISTRICT 14). (ZC15-04-033)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-033, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present AT-1 (Animal Training/Housing District) to an CB-1 (Community Based Facilities District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as CB-1 (Community Based Facilities District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present AT-1 (Animal Training/Housing District) to an CB-1 (Community Based Facilities District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF JUNE, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 30, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-04-033

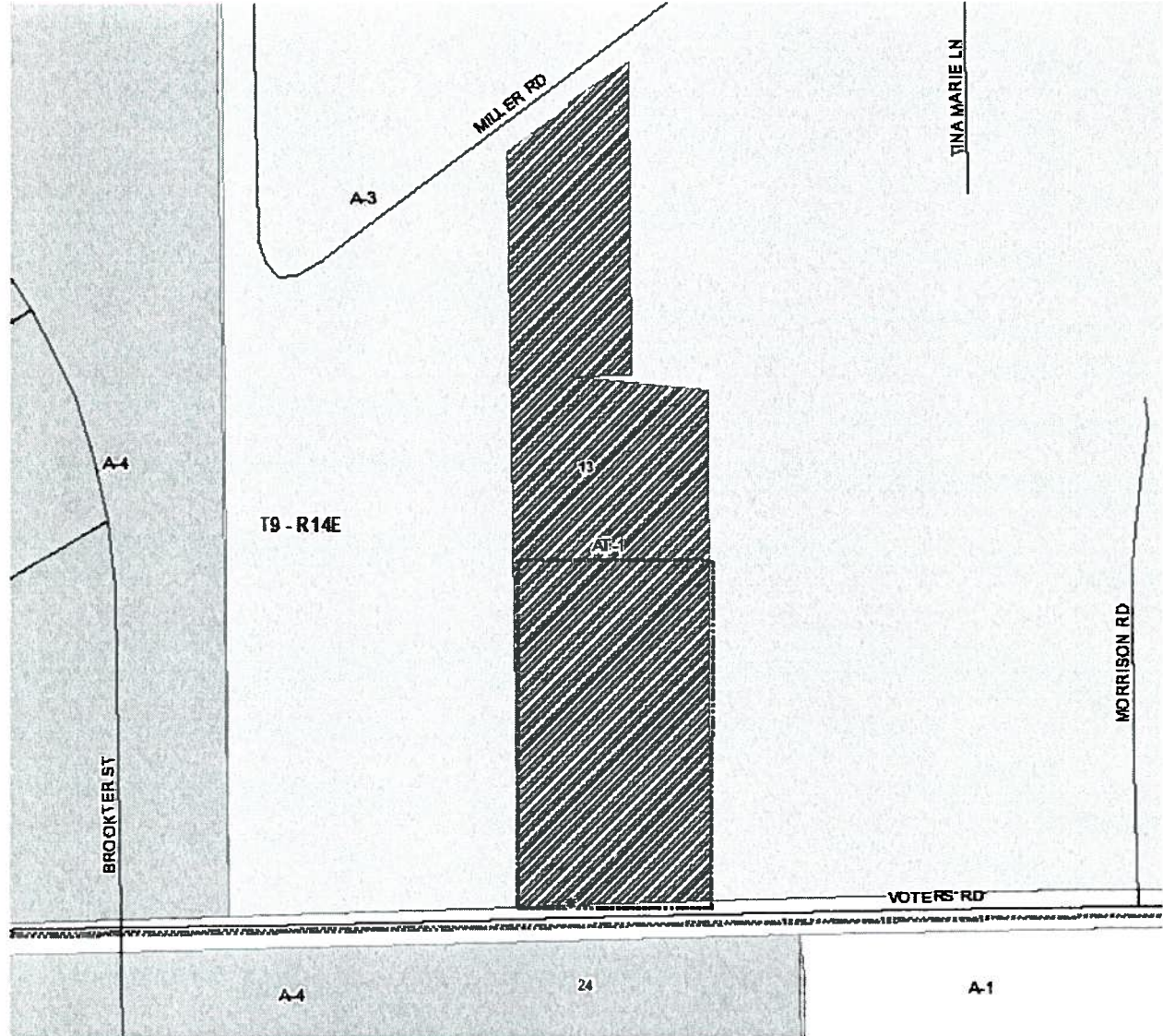
*A certain parcel of land, lying and situated in Section 13, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the southwest corner of Witteborg Farms Subdivision, being the southwest corner of Lot 32, Witteborg Farms Subdivision situated in Section 13, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana run along the northerly right of way line of Voters Road South 89 Degrees 35 Minutes 00 Seconds East a distance of 339.90 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** and leaving said northerly right of way line of Voters Road run North 00 Degrees 07 Minutes 26 Seconds West a distance of 466.62 feet to a point; Thence run South 89 Degrees 32 Minutes 53 Seconds East a distance of 264.76 feet to a point; Thence run South 00 Degrees 25 Minutes 18 Seconds West a distance of 466.60 feet to a point on the northerly right of way line of Voters Road; Thence run along said northerly right of way line of Voters Road North 89 Degrees 32 Minutes 53 Seconds West a distance of 260.32 feet and back to the **Point of Beginning**.*

*Said parcel contains **2.812 acres of land more or less**, lying and situated in Section 13, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.*

**CASE NO.:** ZC15-04-033  
**PETITIONER:** Carrie A. Vicari  
**OWNER:** Carrie A. Vicari  
**REQUESTED CHANGE:** From AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District)  
**LOCATION:** Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell; S13, T9S, R14E; Ward 8, District 14  
**SIZE:** 2.812 acres



I.D.M. 4771  
EL. 12.00'

LOT 24

ZC15-04-033

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

MILLER

PARCEL 1

PARCEL 1  
RESERVED FOR  
FUTURE RESIDENTIAL

S89°32'53"E  
162.77'

S83°29'59"E  
105.73'

EXISTING  
FENCE  
(TYP.)

56.72'  
S00°47'42"W

FEEDER  
(FUTURE)

PADDOCKS

PROPOSED  
BUILDING

PADDOCKS

GARAGE  
(FUTURE)

PARCEL 2

689.88'  
S00°25'18"W

PROPOSED  
DITCH

BASIS OF BEARING  
N66°07'26"W 757.78'

EDGE OF SUBDIVISION

SOUTHWEST  
CORNER OF  
LOT 32

P.O.B.

339.90'

260.32'

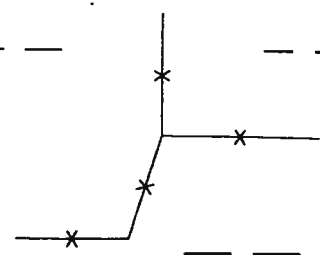
S89°35'00"E

N89°32'53"W

VOTERS

ROAD

T.B.M. X469  
EL. 6.98'



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** March 30, 2015

**Case No.:** ZC15-04-033

**Posted:** 03/16/15

**Meeting Date:** April 7, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Carrie A. Vicari  
**OWNER:** Carrie A. Vicari  
**REQUESTED CHANGE:** From AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District)  
**LOCATION:** Parcel located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell; S13, T9S, R14E; Ward 8, District 14  
**SIZE:** 2.812 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Horse Training Facility	AT-1 (Animal Training/Housing District)
South	Residential	A-4 (Single Family Residential District)
East	Residential & Undeveloped	A-4 (Single Family Residential District)
West	Church	A-4 (Single Family Residential District)

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from AT-1 (Animal Training/Housing District) to CB-1 (Community Based Facilities District). The site is located on the north side of Voters Road, west of Allen Road, being 850 Voters Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. A conditional use permit (CP04-03-037) was originally approved for the site to be developed with a Commercial Horse Stable. The site was subsequently rezoned to AT-1 (ZC10-07-070), after the comprehensive rezoning, to bring the use of the property into compliance with the appropriate zoning. The objective of the request is to allow for 2.812 acres to be further developed with some of the permitted uses listed under the CB-1 zoning district. Staff does not have any objections to the request.

Note that the purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses such, as golf courses, recreational facilities and religious institutions, that are appropriate within close proximity to residential districts.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.